

Planning and Zoning Commission Work Session Minutes
September 6, 2012
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Commission Members Present: Peters, Puri, Reichlin, Skala, Strodtman, Tillotson, Vander Tuig, Wheeler
Commission Members Absent: Lee
Staff: Teddy, Zenner
Guests: None

ADJUSTMENTS TO AGENDA:

None

TOPICS DISCUSSED – New Business:

- HPC revisions to the HP Overlay

There was general discussion regarding the amendments to HP Overlay. Generally discussion focused on the need to create a process by which property owners who were not interested in having their property nominated having an “opt out” process. Most Commissioners believed that to require a property owner to have to argue why their property should not be nominated was an infringement on their property rights.

After significant discussion and a clarification on the fact that the submission of a demolition permit would not override the applicability of the proposed designation process, the Commission believed that the only way to move forward favorably with the designation changes would be to have two parallel processes. One process would address non-voluntary designation with and early opt-out provision for owners. The second process would be for owners agreeing to the designation or volunteering to designate their property.

There was additional discussion regarding the possibility that the ordinance needed to include provisions that gave guidance on how rezoning of property would be affected by the demolition process. Concern was expressed that whenever property is rezoned and a structure greater than 50 years old exists on it that is not part of the future development plan the proposed designation ordinance could limit redevelopment. This was seen as being possible if the HPC were given authority to “nominate” properties or structures.

Chairman Wheeler indicated that he would get together with Mr. Zenner and work on some revised text to better articulate what was discussed at today’s work session. The item would be discussed further at the next work session.

The Commission asked about the HP Economic Impact report that was discussed at the Council meeting. Mr. Teddy noted that he would get the report to the Commission for their review. Additionally, the Commission again stated that the HP needed to be more proactive in completing the list of historic properties and structures.

OTHER TOPICS –

Chairman Wheeler reminded the Commission that elections would be handled at the next meeting.

It was recommended that Adam Saunders be invited to speak at the first work session in October about TIF districts and how North Central was interested in being one of the first neighborhoods in which such districts were used. The Commissioners agreed that this would be a worthwhile presentation.

OLD BUSINESS

- Steep Slopes –

Commissioner Skala indicated that the EEC would be ready to have a draft of their work reviewed at the October 4 work session meeting.

ACTION(S) TAKEN: Approved August 23 work session minutes. No motions were made or taken. Meeting adjourned approximately 6:55 p.m.